

08000 - DOORS AND WINDOWS

DESIGN:

- A. Provide a key cabinet. The cabinet should be designed to accommodate 50% more keys than the current project requirements.
- B. Architect shall coordinate keying schedule with the Project Manager (Project Manager is to coordinate with FMD) and the using agency. Using agency will sign off on an approved schedule. All changes will be coordinated with FMD. Contractor must sort, label, and tag all keys; set up key cabinet with index; and review with Owner.
- C. Provide adequately sized access doors or panels in all walls and ceilings to permit access to all mechanical, plumbing, electrical or fire alarm equipment which may require maintenance or updating. Minimum access door dimension is 15"; minimum access door size in ceilings is 24" x 24".
- D. Windows should be protected with drip caps to keep rain from entering the walls. Steel sash windows should not be used. All new or replacement windows shall utilize thermo-pane glass, with thermo break sash. Green tinted glass shall not be specified.
- E. All doors within a building, both interior doors and fire rated doors, should have matching finishes.
- F. All coiling grilles must be designed with governors. Additional structural support for coiling grilles and overhead doors must be shown on the plans.
- G. Door numbers in the design documents should match the final operational door numbers/room numbers so that signage, keying and move-in are made easier.
- H. All doors shall have floor mounted door stops in areas that have sheetrock partitions.
- I. Operable windows are not permitted unless specifically approved in writing by DPWES. Screens must be provided if operable windows are approved for use.

PRODUCTS

- A. All finished hardware should be selected from one of the manufacturers with 6 pin keys and in series as listed:

Sargent	Line Series 10 LA Keyway
Schlage	'D' Series 'C' or 'E' Keyway
Corbin	400 Series Keyway Z-60-6
- B. The preferred lockset is Schlage D Series, Rose Design levers for handicap accessibility. Where lever locksets are not required, the preferred lockset is Schlage D series Orbit knob design. Finishes shall be US 626 or 32D.

- C. The keying system should be compatible with existing Schlage Master Key System as follows:

Libraries	'E' Keyway- 35-101-E Keyway
Fire Stations	'C' Keyway- 35-101-C Keyway
Government Centers	'C' Keyway- 35-101-C Keyway
Community Centers	'C' Keyway- 35-101-C Keyway
Shelter Facilities	'C' Keyway- 35-101-C Keyway
Maintenance Facilities	'C' Keyway- 35-101-C Keyway

- D. Access control system locks shall be electric with card/card reader access control. All access control systems shall be specified as sole source items. Access control systems shall be either *TAC-Americas with INET 7 software*; or Northern system with Win-Pak software. The system to be specified as a sole source item is dependent upon the particular building. All access control system components must be supplied by the sole source manufacturer to ensure compatibility for networking integration with like systems in other buildings. The current version of the system software must be specified.

Access control cards and card readers shall be by HID Corporation, or equal. Cards and card readers must be fully compatible with HID Corporation cards and card readers.

- E. For partial renovations, all finished hardware should match the existing as much as possible in finish, style and keyway in order to maintain continuity.
- F. Where handicap accessibility is not required, surface mounted door closers should be Norton #1603 or #1604 or equal. Handicap accessible closers should be LCN 1461 or equal.
- G. Floor type door closers should be Rixson #27 or #28.
Where handicapped access is required use Rixson PH27 or PH28.
- H. All panic hardware should have removable core cylinders to match the building Master Key System. Von Duprin is the preferred panic hardware. Coordinate panic hardware with ADA requirements to ensure that minimum of 32" clear door opening with is maintained.
- I. Hydraulic actuators should not be used for handicap door openers.
- J. Hinges at all doors should be ball bearing type.
- K. Fairfax County Fire Prevention Code requires the installation of an approved emergency building entrance system (key box or knox box) for all buildings with the exception of single family dwellings. See attachment 08000-A.
- L. Electric strikes shall be Folger Adams, or an approved equal.